

FRANKLIN MUNICIPAL PLANNING COMMISSION

MAY 22, 2014

PUBLIC NOTICE AGENDA

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 22, 2014, 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following. The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

1. CALL TO ORDER

2. MINUTES

- 4/24/14 Regular Meeting

3. CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

5. ANNOUNCEMENTS

6. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

FRANKLIN MUNICIPAL PLANNING COMMISSION

MAY 22, 2014

7. CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

Consent: Items 8 – 12

8. Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for landscaping improvements; extend the performance agreement for drainage improvements for six months.
9. McKays Mill PUD Subdivision, site plan, section 34 (Park Run Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
10. Stream Valley PUD Subdivision, site plan, section 3; accept the landscaping Phase 1 and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year.
11. Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements.
12. Westhaven PUD Subdivision, site plan, section 21, revision 1; extend the performance agreement for landscaping improvements.

REZONINGS AND DEVELOPMENT PLANS

13. **ORDINANCE 2014-18, TO BE ENTITLED “AN ORDINANCE TO REZONE 77.7 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-VARIETY DISTRICT (SD-X 12.23/480,000/450) FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY.”**

Project Number: 4542
Applicant: Gary Vogrin, Kiser + Vogrin Design
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

FRANKLIN MUNICIPAL PLANNING COMMISSION

MAY 22, 2014

14. RESOLUTION 2014-42, TO BE ENTITLED "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE OVATION SUBDIVISION, LOCATED ON A PORTION OF THE PROPERTY AT THE SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE."

Project Number: 4543
Applicant: Gary Vogrin, Kiser + Vogrin Design
Staff Recommends: Favorable Recommendation to BOMA
Consent Status: Nonconsent

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin), 2 civic/institutional structures on 12.00 acres, located along the northern side of New Highway 96 West, approximately 850 feet west of Carlisle Lane.

Project Number: 4535
Applicant: Scotty Bernick, Ragan Smith Associates
Staff Recommends: Approval, with conditions
Consent Status: Nonconsent

16. The Highlands at Ladd Park PUD Subdivision, final plat, section 11, 8 residential lots on 1.45 acres, located along the northern side of Avon River Road, east of Molly Bright Lane.

Project Number: 4539
Applicant: David Reagan, HFR Design Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

17. Ovation Subdivision, final plat, 9 lots on 145.48 acres, located at the southeast corner of East McEwen Drive and Carothers Parkway.

Project Number: 4544
Applicant: Seth Sparkman, Barge Cauthen & Associates, Inc.
Staff Recommends: Approval, with conditions
Consent Status: Consent

18. Westhaven PUD Subdivision, final plat, section 40, for 69 attached and detached residential units on 19.85 acres, located along Keats Street and Rathmore Street.

Project Number: 4548
Applicant: Judy Gregg, Wilson and Associates
Staff Recommends: Approval, with conditions
Consent Status: Consent

19. Westhaven PUD Subdivision, final plat, section 41, for 48 detached residential units on 8.76 acres, located along Keats Street and Rathmore Street.

Project Number: 4549
Applicant: Judy Gregg, Wilson and Associates

FRANKLIN MUNICIPAL PLANNING COMMISSION

MAY 22, 2014

Staff Recommends: Approval, with conditions
Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN